

121.C

Map

0001

Block

0019.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 528,900 /

USE VALUE: 528,900 /

ASSESSED: 528,900 /

Total Card /

Total Parcel

528,900

528,900

528,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	SURGAN BETHANIE
Owner 2:	
Owner 3:	
Street 1:	19 WELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	KIRCHHEIMER ELLEN -
Owner 2:	-
Street 1:	19 WELLINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 1252 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7067																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	525,600	3,300		528,900
Total Card	0.000	525,600	3,300		528,900
Total Parcel	0.000	525,600	3,300		528,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	422.44	/Parcel:	422.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	517,700	3300	.		521,000	521,000	Year End Roll	12/18/2019
2019	102	FV	513,700	3300	.		517,000	517,000	Year End Roll	1/3/2019
2018	102	FV	432,100	3300	.		435,400	435,400	Year End Roll	12/20/2017
2017	102	FV	393,500	3300	.		396,800	396,800	Year End Roll	1/3/2017
2016	102	FV	393,500	3300	.		396,800	396,800	Year End	1/4/2016
2015	102	FV	363,200	3300	.		366,500	366,500	Year End Roll	12/11/2014
2014	102	FV	346,400	3300	.		349,700	349,700	Year End Roll	12/16/2013
2013	102	FV	346,400	3300	.		349,700	349,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRCHHEIMER ELL	69828-48		8/25/2017		575,000	No	No		
	19135-413		6/1/1988		196,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	109 - 7067

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645713
Depreciation:	120103
Depreciated Total:	525611

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,252	398.210	498,55
Net Sketched Area:		1,252	Total:	498,55
Size Ad	1252	Gross Are	1252	FinArea
				125

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

